



The Colorado Blue Ribbon Panel on Housing

*1313 Sherman Street, Room 518
Denver, Colorado 80203
Phone: (303)866-4651*

Housing/Demographic Information Resources

Following the economic forecasting/demography presentations in December 7, 2004, the Blue Ribbon Panel requested a summary of data resources related to housing and its role in employment and economic growth. This chart has been produced as a guide to assist the Blue Ribbon Panel and the Roundtables in identifying the state's informational resources & gaps in those resources. It is also intended to help identify both short and long-term goals within the panel's recommendations. Resource categories include population & income; economic; for-sale housing; rental housing, special needs housing & funding sources.

Type of Data & Websites	Source	How it is measured/collected/produced	More info needed?
POPULATION & INCOME DATA			
Data Profiles 2002, for Colorado – profiles general demographic characteristics of the state, counties & metropolitan statistical areas. Includes population totals; age & gender; race & Hispanic origin; household types; housing occupancy & tenure (rent vs. own). http://www.census.gov/acs/www/Products/Profiles/Single/2002/ACS/CO.htm	US Census Bureau, 2002 American Community Survey	From a survey of a sample of households, excluding population living in institutions, college dormitories, and other group quarters.	

Population for the U.S. & States, Colorado, counties & municipalities. Includes links to historical Census data, 2000 Census data, the State Demographer's estimates for 2003 & forecasts to 2030 (forecasts n/a for municipalities). Includes population totals; age & gender; births, deaths & net migration; race & Hispanic origin. http://dola.colorado.gov/demog/Demog.cfm (Population button) Go to this webpage to create custom profiles for counties: http://dola.colorado.gov/demog/mule1.cfm	Colorado Demography Office	See website for description of methodologies for estimates & forecasts.	
“Households by Income, Type, Age and Tenure” – a searchable database with data by region http://www.dola.colorado.gov/housing/hhinc1a.cfm	DOH	See website for details	
HUD Income Limits for affordable housing, by metropolitan areas & non-metro counties. Also known as “Area Median Income” or AMI. <80% AMI = Low Income <50% AMI = Very Low Income http://www.huduser.org/datasets/il.html	HUD	Estimates of median family incomes, adjusted for family size. Based on data from the 2000 Census, American Community Survey & Bureau of Labor Statistics. See the website & link to the Briefing Material (a PDF) for a detailed description of the methodology.	
“Cost Burdened Renter Households, Colorado and Counties, 2004” – a searchable database that shows “Rental Households by Income Group and Percent of Income Paid in Rent,” plus “2004 Rental Households by 2003 HUD Income Limits and Percent of Income Paid in Rent.” http://www.dola.colorado.gov/housing/HUDDLim.cfm	DOH	See website for details	

ECONOMIC DATA			
<p>Searchable databases on...</p> <ul style="list-style-type: none"> - Jobs & Labor Force for Colorado & counties - Jobs by Sector (SIC & NAICS based) for CO & counties (except Denver Metro) - 2002 Economic Base Analysis by county - Jobs & Labor Force forecasts for Colorado, counties & regions - Personal Income forecasts for Colorado, counties & regions - Forecasting worksheets for Colorado & planning regions <p>http://dola.colorado.gov/demog/Demog.cfm (The Economy button)</p> <p>This site also links to CO's Labor Market Information, U.S.'s Bureau of Economic Analysis (personal income), & a report from CBEF on CO's short-term economic outlook.</p>	Colorado Demography Office	See website for description of methodologies.	
<p>Employment and Wages Information – Job vacancy surveys (for regions only), occupational wages, industry wages & labor force data by county.</p> <p>http://www.coworkforce.com</p>	CO Dept of Labor and Employment, Current Employment Statistics (CES)	Surveys of business establishments; year-to-year comparisons.	
<p>Utility allowances for affordable housing programs, by region</p> <p>http://www.dola.state.co.us/doh/utility_allowances.html</p>	DOH	See website for details	

Construction cost indexes http://enr.construction.com/Default.asp (see lower left corner of website for link to registration page)	The McGraw-Hill Companies, Inc.'s periodical "Engineering News Report (ENR)"	See website for details	
Construction cost calculator, by zip code & construction type http://rsmeans.com/	Reed Construction Data RSMeans	See website for details	
The Joint Center for Housing Studies – Harvard University's center for information and research on housing in the United States. http://www.jchs.harvard.edu/	Harvard	The Joint Center analyzes the dynamic relationships between housing markets and economic, demographic, and social trends, providing leaders in government, business, and the non-profit sector with the knowledge needed to develop effective policies and strategies.	
HUD research – a variety of reports on housing markets in Colorado. http://www.hud.gov/local/co/library/research.cfm	HUD	varies	
FOR-SALE HOUSING			
"Cost of Housing Analysis" – an analysis of benchmark home values for Colorado counties. This is a PDF report: http://www.dola.state.co.us/doh/Documents/CostOfHousing.pdf	ValueWest, Inc. for DOH	Collects single family sales data from county assessors and analyses it to find the median price per square foot. See report for details.	

<p>Downpayment assistance – This is a constantly evolving list of both mission-driven non-profits and private for-profit organizations. There are many lists with a variety of different organizations, although there appears to be no definitive list on such programs in Colorado at this time.</p> <p>HUD List - http://www.hud.gov/local/co/homeownership/buyingprgms.cfm</p>	<p>Various – CARHOF, DOH, Funding Partners, Colorado Housing Assistance Corporation, HUD etc.</p>	<p>Continually updated lists, usually with only contact information.</p>	
<p>Homebuyer Education – The Colorado Housing and Finance Authority appears to have the most complete and updated list of organizations offering homebuyer education classes. http://www.colohfa.org/hf_classes.shtml</p>	<p>CHFA</p>	<p>CHFA approves homebuyer education programs & requires that buyers attend a class to get a CHFA mortgage.</p>	
<p>FHA Mortgage Limits – maximum mortgage amounts, by county, that FHA will insure (which allows a 3% downpayment). https://entp.hud.gov/idapp/html/hicostlook.cfm</p>	<p>HUD</p>		
<p>Foreclosures – The National Delinquency Survey provides delinquency/foreclosure rates at the national, regional, and state level. See a sample at the website – actual reports must be purchased from MBA. http://www.mbaa.org/marketdata/ (click “National Delinquency Survey” button at left side)</p>	<p>Mortgage Bankers Assoc. (MBA), Colorado Mortgage Lenders Association</p>	<p>“The Mortgage Bankers Association (MBA) is the national association representing the real estate finance industry...” – MBAA web site.</p>	

RENTAL HOUSING			
<p>Multifamily vacancy rates, average rents, number of units and many other factors in the rental housing market, available by market area & county. Not all market areas or counties are surveyed.</p> <p>For a searchable database of the DOH sponsored study: http://www.dola.colorado.gov/housing/vacIntro.html</p>	<p>“Multifamily Housing Vacancy and Rental Survey” by Gordon von Stroh.</p> <p>Denver Metro Region published by Colorado Apartment Association. All other areas published by Division of Housing.</p>	<p>Surveys of apartment managers & owners. In September 2004, 30,230 units were reported from the twenty-one communities in the DOH survey. All information is TOTALLY CONFIDENTIAL – only summary data is reported.</p>	
<p>Fair Market Rents by county</p> <p>http://www.huduser.org/datasets/fmr.html</p>	<p>HUD</p>	<p>HUD’s estimate of the 40th or 50th percentile gross rents in existing housing, based on data from the 2000 Census, American Community Survey & telephone surveys. See the website & link to the Federal Register for a detailed description of the methodology.</p>	
SPECIAL POPULATIONS			
<p>“Deep Subsidy Rental Units in Colorado,” showing the number of units with rental assistance by county. The list also includes the number of tenant-based Section 8 vouchers available. This is a PDF report: http://www.dola.state.co.us/doh/Documents/DEEP.pdf</p>	<p>DOH</p>	<p>Based on information from HUD, RD, CO SHHP & DOH.</p>	

<p>Homeless Shelters; Emergency Shelter Grant Recipients – DOH funds only a portion of homeless shelters throughout the state, and relies on reporting from the “Continuum of Care” organizations that are divided into three regions - Metro Denver Region, Pikes Peak Region, and “The Balance of State.”</p> <p>The Supportive Housing and Homeless Programs office within the Colorado Department of Human Services also collects data & posts the “Metro Denver Point in Time Surveys” (“Homeless Information” button) http://www.cdhs.state.co.us/ohr/shhp/shhp.html</p>	Continuum of Care Organizations / Supportive Housing and Homeless Programs (SHHP)	Surveys, reporting, point in time survey – some available online	
Special needs housing – Primarily collected by Supportive Housing and Homeless Programs (see above).	SHHP	“Follow-up study of Housing Needs of Low-income Populations in Colorado” available online	
FUNDING SOURCES			
<p>“Colorado Grants Guide” is a published notebook of foundations and other organizations that fund all kinds of charitable causes, including affordable housing. It is not available for free, unless it is in your local library’s resource section. Or you can buy it from their website: http://www.crcamerica.org/index.htm</p>	Community Resource Center		

<p>“Affordable Housing Finance Resources: A Primer” presents summaries of programs administered by the Department of Housing and Urban Development (HUD), the Department of Agriculture, as well as foundations and grant-making institutions that offer funding to cities that address their affordable housing needs.</p> <p>Contact: National League of Cities 1301 Pennsylvania Avenue NW Suite 550 Washington, DC 20004, Phone:(202) 626-3000</p>	National League of Cities		
--	---------------------------	--	--